

CITY OF VANCOUVERSPECIAL COUNCIL - SEPTEMBER 28, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1976, at 2:00 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Sweeney and
Volrich

ABSENT: Alderman Rankin

CLERK TO THE SPECIAL COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - N/E Corner McGill
and Penticton Streets

An application has been received from the Director of Planning to rezone Lot 301, T.H.S.L. located on the north-east corner of McGill and Penticton Streets

FROM: (C-1) Commercial District

TO: (RS-1) One Family Dwelling District

The Vancouver City Planning Commission and the Director of Planning both are recommending approval.

Mrs. Otto, a resident of the area, enquired as to the possibility of subdividing the property into two 33 foot lots and also enquired as to whether or not it could be at some future date rezoned back to (C-1) Commercial. A member of the Zoning Planners staff advised that it would be possible to subdivide at the discretion of the Approving Officer. The Mayor advised that a future Council could consider rezoning it back to (C-1), if requested but doubted if this will be done because of the spot zoning aspect.

MOVED by Ald. Cowie

THAT the foregoing application by the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - N/E Corner East Pender
Street and McLean Drive

An application has been received from Mr. Eugene Paone on behalf of Alfred Horie Construction Company Limited to rezone the south half of Lot A, and north half of Lot A, Block 5, D.L. 183, located at 1505-1515 East Pender Street and 454-458 McLean Drive

FROM: (RM-3) Multiple Dwelling District

TO: (M-1) Industrial District

Cont'd...

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Rezoning - N/E Corner East Pender
Street and McLean Drive

The Vancouver City Planning Commission and the Director of Planning recommended approval subject to the following revised conditions:

- "1. The owner to formally dedicate the western 8.5 feet of the south half of Lot A, and north half of Lot A, Block 5, D.L. 183 for street widening purposes as required by the City Engineer.
2. Prior to the enactment of the By-law, the above-mentioned condition is to be complied with by November 20, 1976."

Mr. Paone spoke in support of the application and made reference to the dedication of the 8.5 feet, proposing that it only be dedicated when the street is to be widened.

It was suggested to Mr. Paone by the Mayor that he consider dedicating the land now and leasing it back from the City.

Mrs. H. Hooge spoke against the application and filed a brief in which the petitioners expressed concern on the traffic situation on the 400 block McLean Drive. Mrs. Hooge also referred to the condition of two houses on McLean Drive which are derelict. Mr. Paone replied that the buildings in question will be demolished within the next few days.

MOVED by Ald. Cowie

THAT the foregoing application by Mr. Eugene Paone be approved subject to the revised conditions recommended by the Director of Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce

THAT the City Engineer report to Council on the traffic situation of the area on East Pender Street and McLean Drive in view of the concern expressed by the petitioners and Mrs. Hooge including information on plans to widen the street.

- CARRIED UNANIMOUSLY

3. Text Amendment to Comprehensive
Development By-law - Crofton Manor

An application has been received from Mr. N.B. Cook of the N.B. Cook Corporation Limited requesting text amendment to the (CD-1) Comprehensive Development By-law No. 4674 to add "Personal Care" as a permitted use with respect to Crofton Manor, ~~2200~~ West 41st Avenue (Lot 1, Block 9, D.L. 2027).
1803

Council was advised that the drawings submitted with the application indicated a change in the East Wing from 48 sleeping units to 46 personal care units and a dining and lounge area. There is no increase in the existing floor area.

The Vancouver City Planning Commission and the Director of Planning both recommend approval.

There was no one present who wished to speak for or against this application and, it was

MOVED by Ald. Bird

THAT the foregoing application by Mr. N.B. Cook be approved.

- CARRIED UNANIMOUSLY

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4. Text Amendments to Sign By-law #4810

An application has been received from the Director of Planning proposing text amendments to the Sign By-law #4810 for a number of areas in the City that have been rezoned since October 1974 to (CD-1) Comprehensive Development District, including the sign regulations for the (W.E.D.) West End District; (D.D.) Downtown District; newly created Commercial Districts; and consequential amendments.

The Vancouver City Planning Commission and the Director of Planning both recommended approval.

The Director of Planning further recommended that the following two sections of the draft by-law be amended:

"1. Section 4 be deleted and the following be substituted in lieu thereof:

'4. Section 4 is further amended by adding the words "and DD" immediately after the figure "CM".

2. Section 6 is deleted and the following substituted in lieu thereof:

'6. Schedule "B" is amended by deleting the words "and all CM" where they appear in Sections A(2), B(5)(a), B(5)(b) and B(5)(d), and substituting the words "CM-1 and DD."

There was no one present who wished to speak for or against this application and, it was

MOVED by Ald. Cowie

THAT the foregoing application by the Director of Planning be approved including the recommended amendments.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

SECONDED by Ald. Boyce

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the relevant by-laws.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 2:20 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of September 28, 1976, adopted on
October 5, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK